

**MANDATORY REFERRAL REPORT NO. 05-26**  
**Proposed Transfer of Three Barringer Drive Parcels from City to County for Park Expansion**

**PROJECT PROPOSAL AND LOCATION:**

City Real Estate proposes to transfer a total of 4.4 acres consisting of three parcels (145-081-19, 145-082-01 and 145-082-03) located in the 3000 block of Barringer Drive between West Boulevard and Clanton Road to Mecklenburg County. All three parcels are vacant and wooded, and are located largely within the Irwin Creek floodway. The properties are all zoned B-1 (Neighborhood Business District).

Two of the parcels have roadway frontage on Barringer Drive while one is landlocked. The land use proposed by the County is to dedicate the properties to greenway and open space purposes. Two of the parcels adjoin Revolution Park and the third adjoins Clanton Road Park.

**PROJECT JUSTIFICATION:**

Development of the parcels is heavily restricted due to their location within the FEMA floodway. Furthermore, portions of all properties are located within SWIM buffer, further restricting their future development potential. (While currently not restricted by the SWIM Buffer requirements, future subdivision of the parcels would require the application of the SWIM Buffer ordinance.)

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The City of Charlotte conducts multi-agency Departmental Polling in connection with consideration of properties for sale. During September, 2005, Mecklenburg County expressed interest in the parcels via. Department Polling.

The City's Asset Management Policy states disposal of surplus properties as a goal. The sale of this property would support that goal.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The parcels are zoned R-4 and the proposed land use for the area is identified in the Central District Plan as Park land.

**PROJECT IMPACT:**

The transfer of these parcels to County Park and Recreation will enable the property to remain unimproved and have little to no impact on public infrastructure. The logical step following transfer of the parcels to the County would be for the County to incorporate each parcel into the parks adjacent to each, thus increasing the size and utility of both Revolution and Clanton Road Parks.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

Transfer of these parcels from City to County ownership will enable a slight increase in the size of Clanton Road Park and Revolution Park, enhancing their value to the public and the surrounding neighborhoods. Inasmuch as the current Barringer Drive right-of-way adjoining the properties is considered inadequate in width for potential future widening, CDOT has requested that the City retain the first 10 feet as additional right-of-way.

**ESTIMATED PROJECT COMPLETION DATE:**

The transaction should be able to be completed immediately following receipt of necessary approvals.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this matter at their November 2, 2005 meeting and it was offered that transfer of title of these parcels were overlooked when the City and County Parks Departments were consolidated. Transferring title from City to County ownership at this time will rectify that situation.

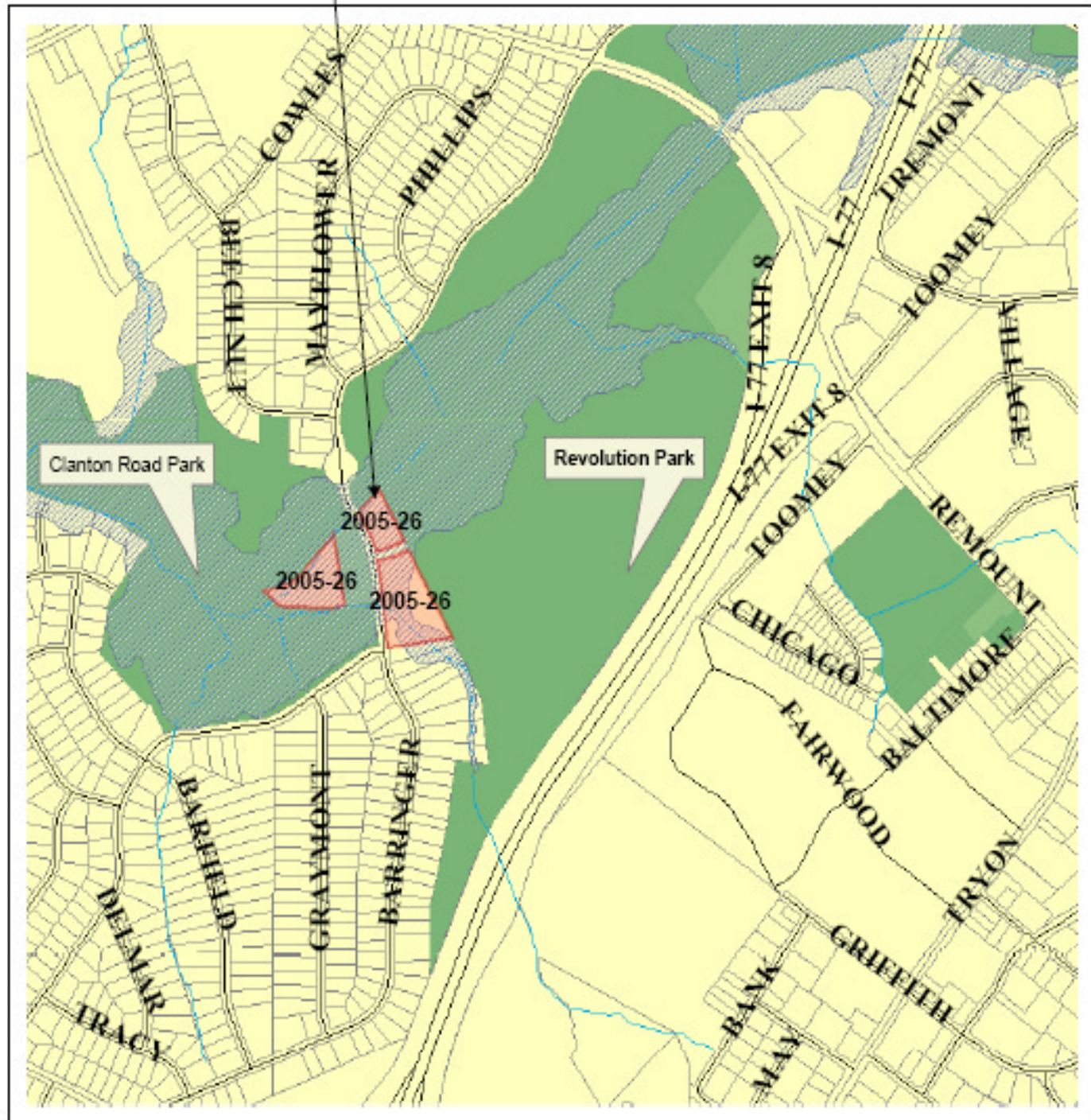
**CMPC STAFF RECOMMENDATION:**

Planning staff recommends approval of the transfer of these properties from City to County ownership.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their November 15, 2005 meeting the Planning Committee recommended approval by a 5-0 vote.

# MR 05-26



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## Legend



Mandatory Referral

FEMA Flood

# POLARIS

## Property Ownership Land Records Information System

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### Barringer Drive Parcels



This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.